

bruntwood
Works



Baskerville House

An urban oasis

Nestled on the banks of the River Irwell and neighbouring Spinningfields, Manchester's premium shopping and dining destination, Baskerville House at Riverside is the perfect place to work and play.

Riverside's Riverside's campus-like cluster of four buildings boast striking modernist architecture, with bright and spacious interiors. Here, you'll be in the heart of an urban oasis with one and half acres of green sanctuary to enjoy, including a private courtyard with water features, sculptures and timber decking.

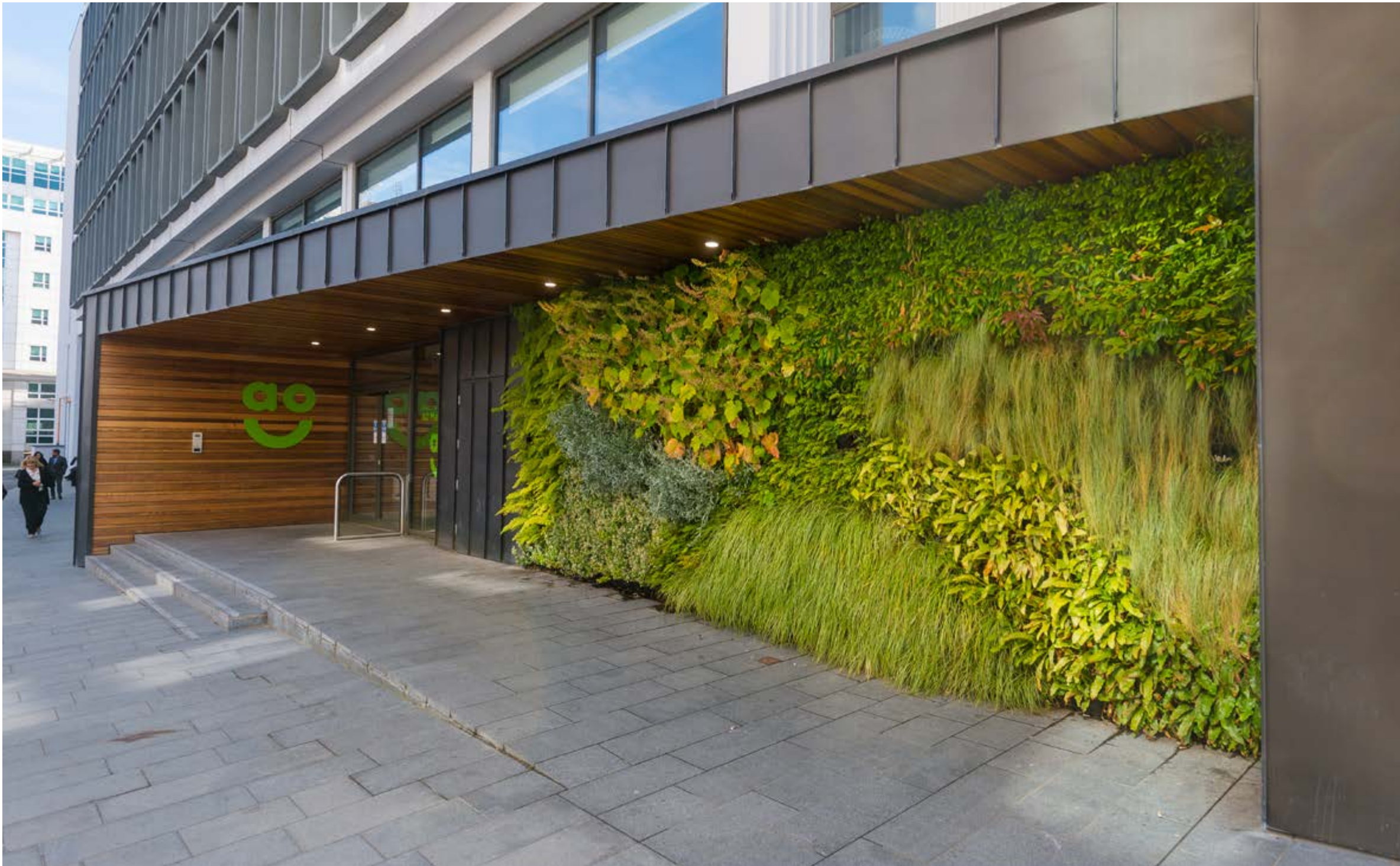


Green space and bold architecture

Baskerville House is a self-contained fitted and furnished building, comprising of a mixture of open plan work spaces, break out areas, and various meeting, training and conference rooms. Upon arrival, there is also a fully functioning cafe and separate coffee counter.

The available workspace can be leased as a whole or on a floor by floor split.

Floor	Sq Ft
Ground	4,959 sq ft
1st	5,940 sq ft
2nd	6,463 sq ft
3rd	6,463 sq ft
4th	6,463 sq ft
5th	6,463 sq ft



Baskerville House

Sole Occupancy

Fifth floor
6,643 sq ft

Fourth floor
6,643 sq ft

Third floor
6,643 sq ft

Second floor
6,643 sq ft

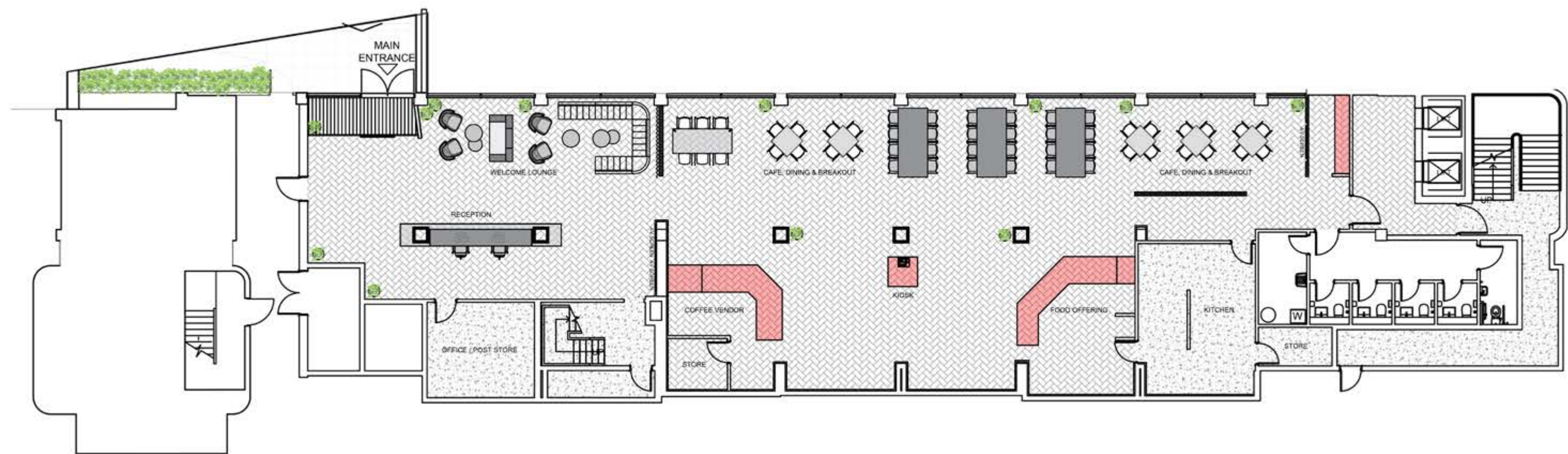
First floor
5,940 sq ft

Ground floor
4,959 sq ft

Self-contained entrance

Ground floor plan

This is the current floorplate for the 4,959 sq ft ground floor space featuring a reception and arrival lounge, coffee vendor Starbucks and plenty of breakout seating.



 4,959 sq ft

 Self-contained entrance

 Interconnecting staircase to 1st floor

 Fob access to each floor

 Ground floor café facility




Explore the space

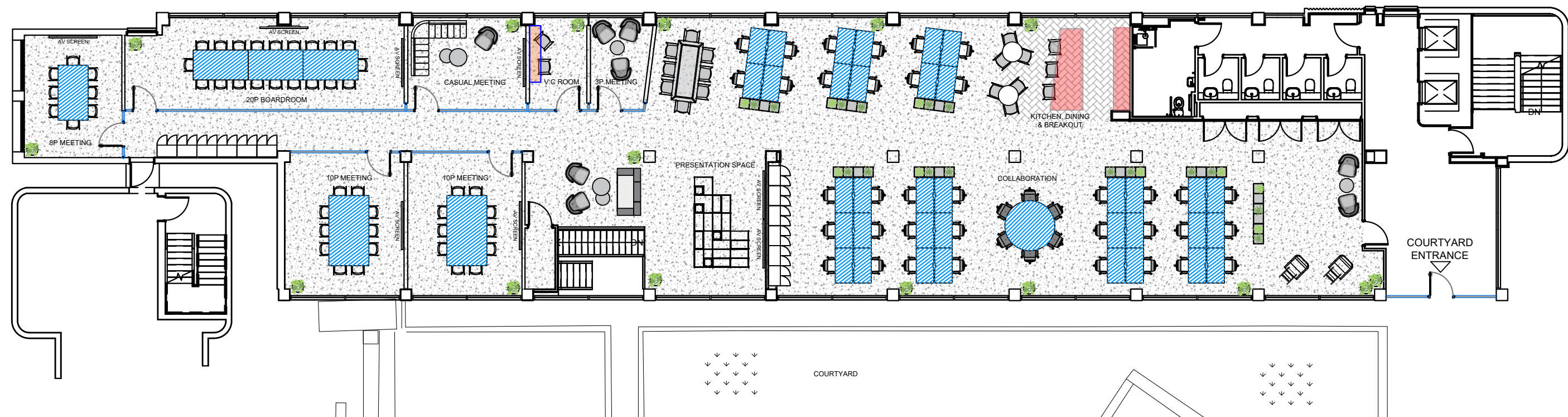


Ground floor arrival experience



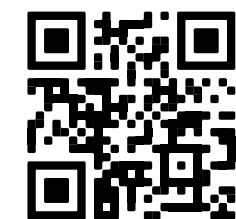
First floor plan

The current floorplate for the 5,940 sq ft first floor space offers open plan working, an open plan kitchen and multiple glazed meeting rooms equipped with video conferencing equipment.

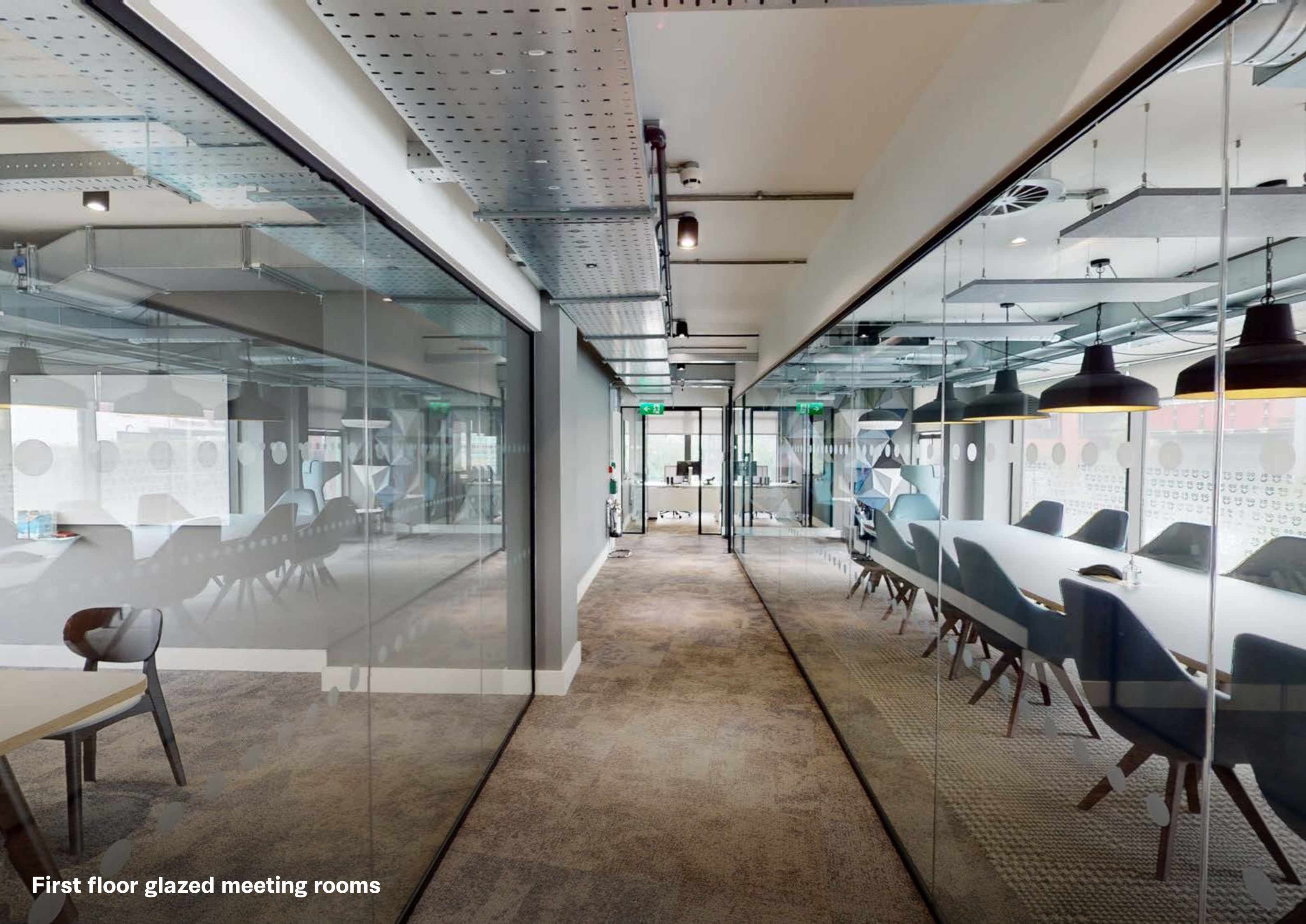


-  5,940 sq ft
-  Suspended LED lighting
-  Air conditioning

-  x4 toilets
-  Open plan kitchen
-  Glazed meeting rooms



 Explore the space

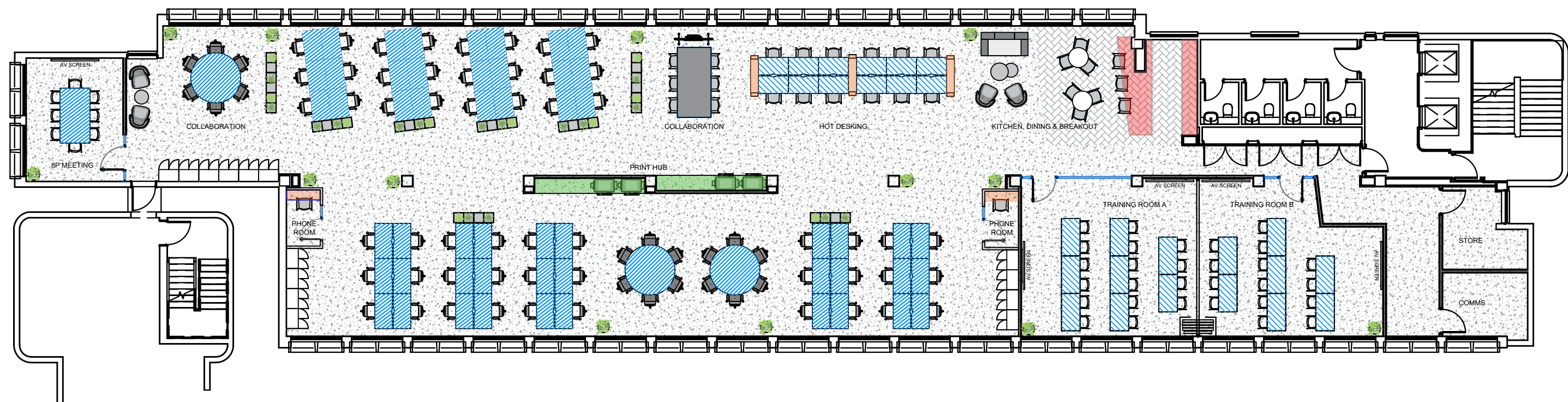


First floor glazed meeting rooms



Second floor plan

The current floorplate for the 6,463 sq ft second floor space offers open plan working for 84 people, an open plan kitchen and a training room with multi-functional furniture and a moveable wall.



 6,463 sq ft

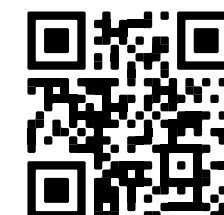
 8 person meeting room

 Phone booths

 Kitchen

 Storage room

 Large training room



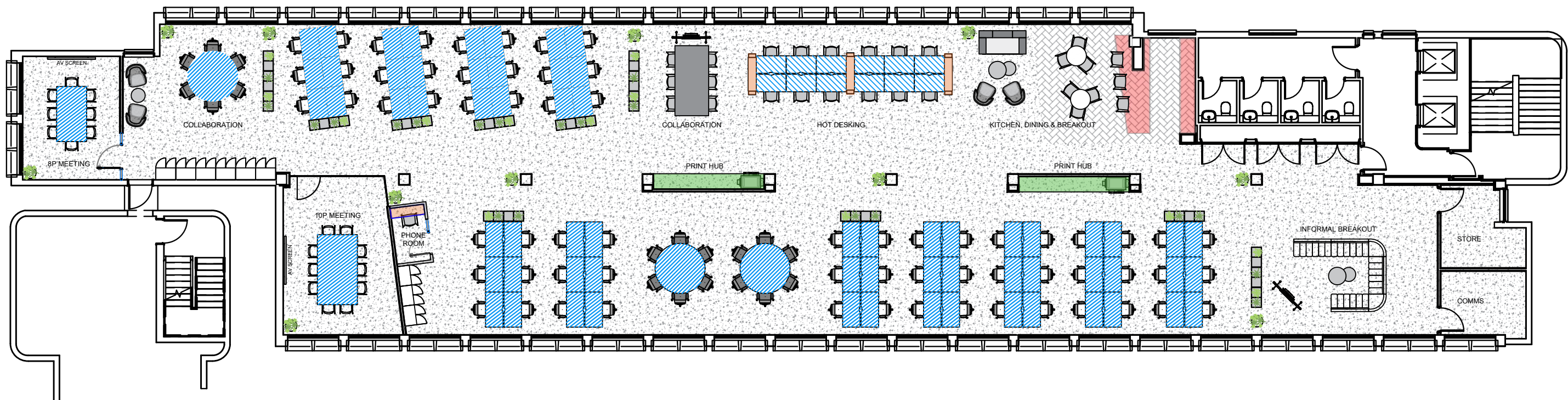

Explore the space



Second floor office space

Third floor plan

This is the current floorplate for the 6,463 sq ft third floor space. This area features open plan collaboration spaces, a kitchen and two meeting rooms.



-  6,463 sq ft
-  Suspended LED lighting
-  Air conditioning

-  Fob access to each floor
-  Multiple meeting rooms
-  On site parking

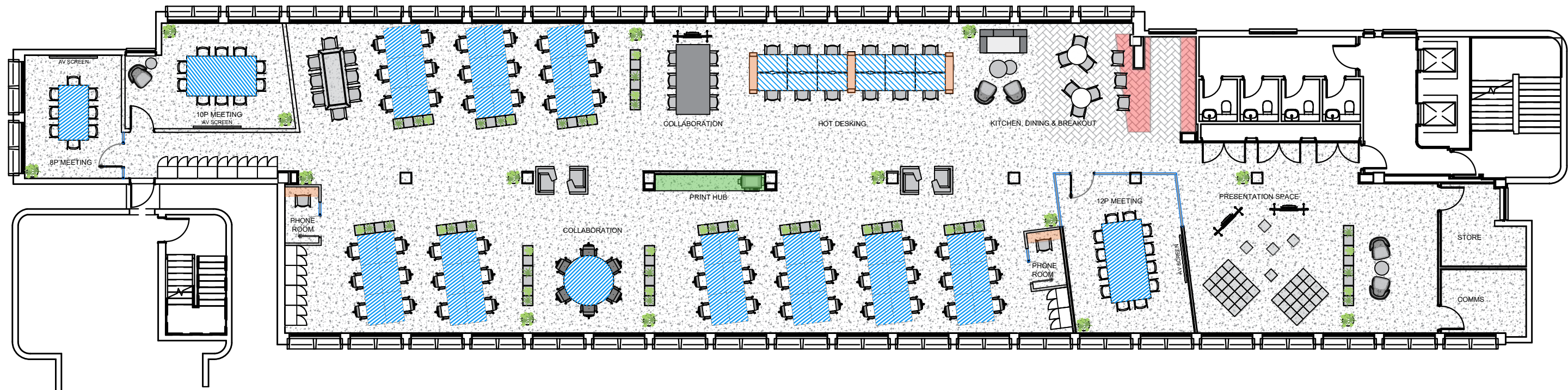




3rd floor kitchen and breakout space

Fourth floor plan

This is the current floorplate for the 6,463 sq ft fourth floor space. This area is a dedicated open plan working area.



6,463 sq ft

Suspended LED lighting

Air conditioning

Fob access to each floor

Open plan working

On site parking



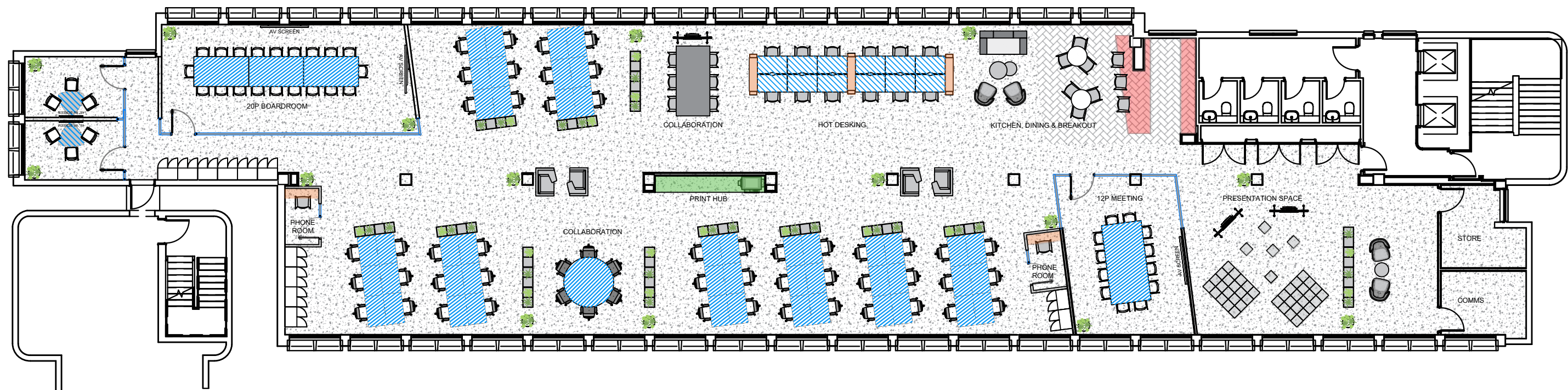
Explore the space



4th floor training room

Fifth floor plan

This is the current floorplate for the 6,463 sq ft fifth floor space. This area includes open plan working, kitchen, meeting rooms and presentation space.



-  6,463 sq ft
-  Suspended LED lighting
-  Air conditioning

-  Fob access to each floor
-  Open plan working
-  On site parking



Explore the space





Make a connection and join our community

In terms of business support and growth,
Baskerville House covers all areas.

-  On-site parking
-  Outdoor seating & workspace within a private courtyard
-  **FORM** Classes
-  Free access to Spark
-  Bike racks
-  Community events
-  Showers



Make new connections with free access to events at neighbouring Bruntwood Works buildings, or grow your business through Spark, our exclusive online business support programme. For small start-up companies looking for minimal up-front costs, we offer a small suite scheme to keep overheads down.

For colleagues, work-life balance is easy with the on-site, award-winning FORM Gym studio and our very own wellbeing programme.

And the best bit? You can make the most of the summer weekdays with our outdoor community events, or by grabbing an ice cream to eat on the river bank.

On-site retail

-  Caff  Nero
-  Burgundi Barbers
-  Tesco Express
-  Bode Clinic

A tranquil haven in the heart of the city



Private courtyard



Local amenities

There's no shortage of amenities to enjoy at Baskerville House. Deansgate and Spinningfields are just a stone's throw away, with ample opportunities for shopping, eating and drinking.

From 20 Stories and Wagamama to the acclaimed Menagerie and Australasia restaurants, you have your pick of top-notch places to dine out, and an on-site Caffé Nero, Burgundi Barbers and a Tesco Express, provides a handy place to pick up your groceries.

The 5-star Lowry Hotel is directly adjacent with its own restaurant and spa facilities, plus the stunning Trinity Bridge spanning the River Irwell provides an easy pedestrian link to Deansgate.

Culture vultures can enjoy the People's History Museum just across the road, and the gothic splendour of the John Ryland's Library just a few minutes away.

Eating & Drinking

- 1 Australasia
- 2 Gaucho
- 3 The Oast House
- 4 The Ivy Manchester
- 5 20 Stories
- 6 Hawksmoor
- 7 Starbucks
- 8 Menagerie
- 9 Café nero
- 10 Foodwell

Shopping & Leisure

- 1 People's History Museum
- 2 Harvey Nichols
- 3 M&S Foodhall
- 4 Flannels
- 5 Tesco Express
- 6 Albert Hall
- 7 Hilton
- 8 Radisson Blu Edwardian
- 9 Sainsbury's
- 10 NCP multi-storey car park



**Salford Central
Station
5min**



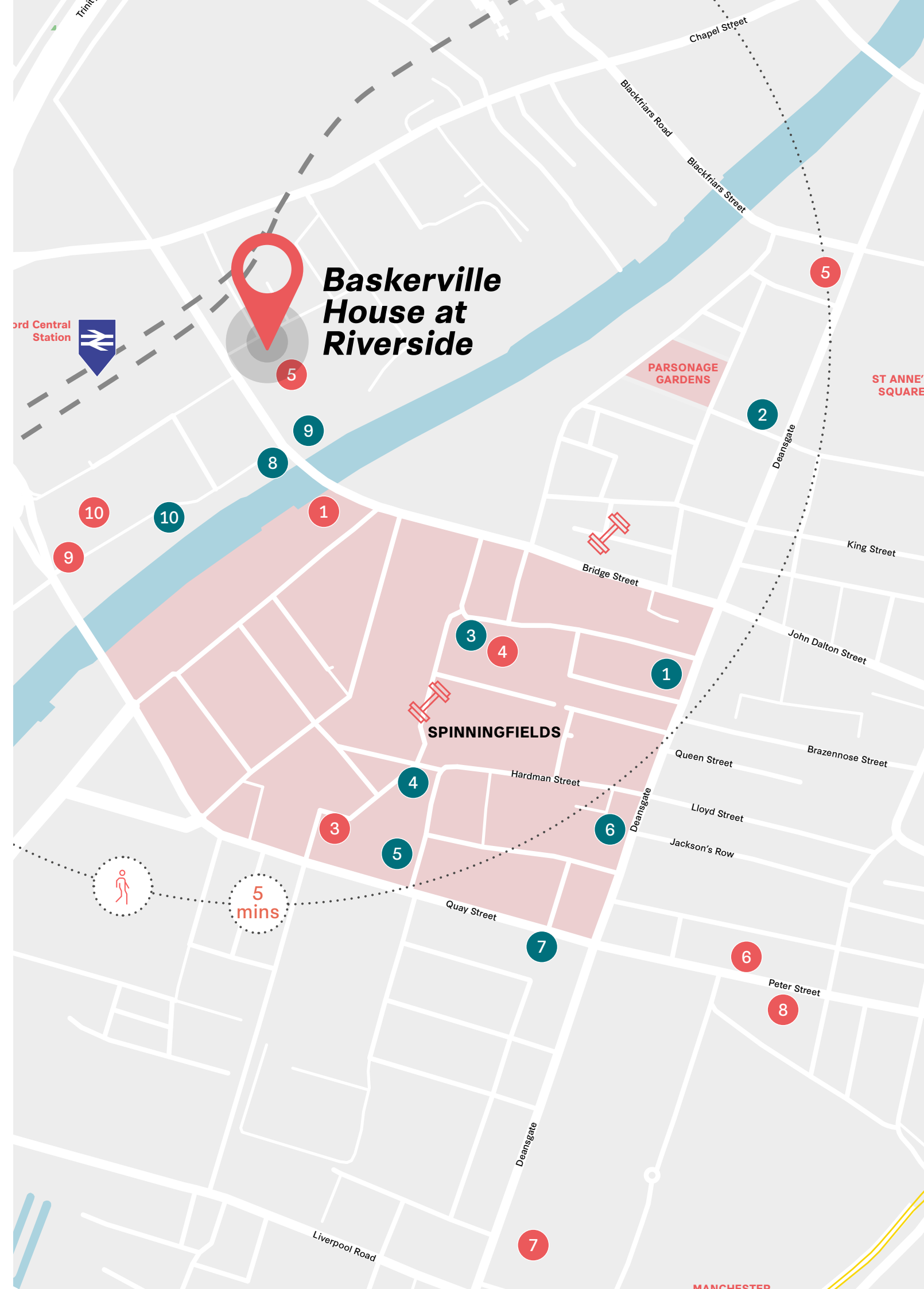
St Peter's Square
10 min



Spinningfields
5 min



Exchange Square
10 min





Health and Wellbeing

With bike storage, showers, towels, hair dryers, hair straighteners and drying facilities available at Baskerville House , you'll have all the tools at your disposal for active commuting and achieving a better work-life balance.



In the summer months you'll find post-work HIIT and yoga sessions to join in the courtyard.

Or, you might choose to work out in the award-winning gym studio FORM, who offer group or 1-1 personal training sessions, as well as outdoor classes for Riverside residents. In need of some TLC? Then pop over to BODE clinic, our on-site customers offering physiotherapy, or check out our wellness programme for tips and workshops on all things mental, physical and emotional wellbeing.

There's also bike storage, showers, towels, hair driers and straighteners plus clothes drying facilities so you'll have all the tools at your disposal for active commuting.

-  Wellness suite*
-  FORM Classes
-  Bike racks
-  Community events



An exclusive discount of 25% off RESET by FORM for all customers.



Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

FREE
access to
business
support
programme
Spark

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features



Flexible contract



Design your own space



Your own, private office



Made & Managed

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

FREE
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business
support
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Spark

Included as standard:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features



Customisable contract



Choose fit-out



In-house design team

**FREE
access to
business
support
programme
Spark**

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.



Spark
by bruntwood
Works

Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation.

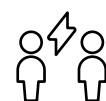
Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

Sparkling great ideas



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.



The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at
collective.brunwood.co.uk

***The ultimate goal
is to leave our
towns and cities
in a better
place than we
found them.***

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

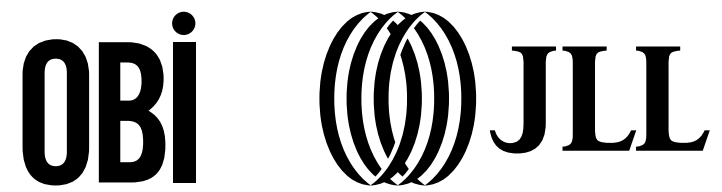
Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.



**Riverside
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Salford
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For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk/works

 [bruntwoodworks](https://www.instagram.com/bruntwoodworks)  [BruntwoodWorks](https://twitter.com/BruntwoodWorks)  [Bruntwood Works](https://www.linkedin.com/company/bruntwood-works)

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